029.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,162,000 / 1,162,000
					USE VALUE:	1,162,000 / 1,162,000
					ASSESSED:	1,162,000 / 1,162,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONROY MICHAEL & NOREEN
Owner 2:	
Owner 3:	
Street 1:	15 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLANAGAN PRIESTLEY JEAN -
Owner 2:	DOLLOFF MARIE/TRS/J PRIESTLY T -
Street 1:	P.O. BOX 914
Twn/City:	MELROSE
St/Prov:	MA Cntry:
Postal:	02176

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3258 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	702,500	4,700	454,800	1,162,000
Total Card	0.114	702,500	4,700	454,800	1,162,000
Total Parcel	0.114	702,500	4,700	454,800	1,162,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.66 | /Parcel: 356.6

Legal Description

User Acct 20006

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/31/18

!2416!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	702,400	4700	4,950.	454,800	1,161,900	1,161,900	Year End Roll	12/18/2019
2019	104	FV	499,800	4700	4,950.	483,200	987,700	987,700	Year End Roll	1/3/2019
2018	104	FV	499,800	4700	4,950.	352,500	857,000	857,000	Year End Roll	12/20/2017
2017	104	FV	468,700	4700	4,950.	307,000	780,400	780,400	Year End Roll	1/3/2017
2016	104	FV	468,700	4700	4,950.	261,500	734,900	734,900	Year End	1/4/2016
2015	104	FV	410,800	4700	4,950.	255,800	671,300	671,300	Year End Roll	12/11/2014
2014	104	FV	410,800	4700	4,950.	210,300	625,800	625,800	Year End Roll	12/16/2013
2013	104	FV	427,500	4700	4,950.	200,100	632,300	632,300		12/13/2012

PRINT

Date	Time
12/10/20	17:49:52

LAST REV

Date	Time
04/02/19	14:17:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2416

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANAGAN PRIEST	51956-554		12/5/2008		617,500	No	No		
FLANAGAN PRIEST	40897-158		9/16/2003	Family	1	No	No		
FLANAGAN PRIEST	40897-138		9/16/2003	Family	1	No	No		
FLANAGAN PRIEST	33442-322		8/1/2001	Family		No	No		
FLANAGAN PRIEST	25103-487		1/4/1995			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/1996	268		5,000					REMODEL BATH
11/14/1995	669	Manual	2,500					REPLACE CABINETS

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
4/1/2000	Missed Appt.	197	PATRIOT
2/18/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97228360
Const Adj.:	1.00969899
Adj $ / SQ:	166.891
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736350
Depreciation:	33872
Depreciated Total:	702478

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

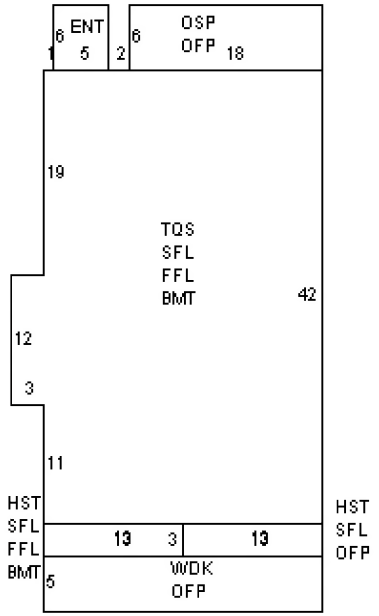
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.89
Special Features:	0	Val/Su Net:	141.35
Final Total:	702500	Val/Su SzAd	215.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,206	166.890	201,271
BMT	Basement	1,167	50.070	58,429
FFL	First Floor	1,167	166.890	194,762
TQS	3/4 Story	846	166.890	141,190
OFP	Open Porch	277	22.670	6,281
WDK	Deck	130	13.830	1,797
OSP	Screen Porch	108	35.290	3,812
HST	Half Story	39	166.890	6,509
	Net Sketched Area:	4,970	Total:	614,851

Size Ad	3258	Gross Are	5291	FinArea	3258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1915	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700